

Magnolia Lakes Development HOA
Board of Directors Meeting Minutes
Emmanuel United Methodist Church - 2800 W. Eau Gallie Blvd.,
Melbourne, Florida 32935
September 8, 2009

CALL TO ORDER:

Charlotte Rose called the meeting to order at 7:00 p.m.

ROLL CALL:

Present: Charlotte Rose, George Stepanian and Peter Hartshorne. A quorum was established. Bill Cook was absent. Also present was Mark Jackson from SCPM.
Notice was posted by Peter on the bulletin board on August 31, 2009.

APPROVAL OF MEETING MINUTES:

Peter made a motion to accept the Minutes of the July 14, 2009 Board Meeting. Seconded by George and the motion was approved unanimously.

COMMITTEE AND OFFICER REPORTS:

TREASURER'S REPORT:

Mark reported that as of 7/31/09 there is:

\$41,172.19 in the Operating Account

\$7,920.50 in the Reserve Account

A Reserve fund CD of \$10,438.15 @ 2.5% interest in Bank of America

A Reserve fund CD of \$30,887.51 @ 3.75% interest in Colonial Bank

Total Reserve Funds \$49,246.16

Total HOA Funds of \$92,548.85

Total checks written this month were \$3,977.15

ARC:

There were eight applications received.

The following were recommended for approval:

1121 WOC – fence installation

1248 WOC – exterior paint

1273 WOC – exterior paint

1250 Berryhill – add rear patio

1330 Berryhill – add screen room

4661 Blackmore – add rear fence

These two were Not Approved by the Committee:

4652 Blackmore – add palm in left front lawn

1219 WOC – add fence on lake (asked to resubmit a new plan)

George made a motion to accept the ARC recommendations. Peter seconded. All were in favor.

GROUND AND LAKES:

Charlotte passed out a written report:

According to homeowner reports, the midges on the large lake seem to be under control and the weeds were treated.

A small 2- foot alligator has been relocated out of the neighborhood.

A light fixture on the west entry wall is loose.

“No Swimming” signs have been installed on each lake to meet the insurance company requirements.

The City came out and patched the divots in the street in front of 1131 WOC.

The front entrance repairs (lights, sign and landscaping) have been completed.

The mulching of the common areas has been completed.

There is an owner that continually lets his two dogs run loose. Mark will send a letter and call animal control.

NEWSLETTER:

No report

POOL:

Peter reported that Karen is doing a great job on the pool.

SCPM/VIOLATIONS:

Since our last meeting:

We did drives on 7/23, 8/6, 8/20 and 9/2/2009

We closed 12 cases

Opened 15 new cases

Sent 8 second letters

1 Final letter

There are currently 12 cases open in the community.

1102 WOC blue driveway is still out of compliance - owner finally submitted an ARC application (which was denied).

I sent the owner the driveway stain colors and a 30-day timeline on June 30th. The owner called in and requested an extension until 9/22.

Fining Committee.

1208 WOC lawn is in bad shape. – Multiple letters written and Code Enforcement has been called. Paradise cut this property for \$75.00 in July. He proposed \$50.00 for any additional cuts. Sent to Fining Committee.

4608 Radford lawn is in really bad shape. We have sent multiple letters with no response. Final letter has been sent.

Peter made a motion to have both of these properties cut. George seconded. All were in favor.

Copies of the last drive reports are in your packets.
The next drive will be the 17th or 18th.

We have 2 owners that still have not paid the 2008 dues.
We have four others that had not paid the 2009 dues.
They have all been turned over to the Association attorney for collections.
The report is in your packets.
I have requested an update from the attorney on each property.
Will forward it when received.

Storm Drains – I met with two Engineering contractors and one Excavation contractor.
Copies of the Engineering bids are in your packets.
Peter made a motion to have the entire length of the storm drain by 1208 WOC inspected with cameras. George seconded. All were in favor.

Streets and Sign – I wrote a letter to the City to get the street inspected at 1133 WOC and a Stop sign added on Trent. No response so far.

A copy of the Balance Sheet, P&L and Check Register from July 31st is in your packets.

The Budget Meeting has been scheduled for November 10, 2009.

OLD BUSINESS:

1. Storm Drain on WOC – See Managers report
2. Annual Meeting / Candidates – the Annual Meeting is scheduled for October 13, 2009. The 1st Notice and request for candidates has been mailed. The ballots / proxies will be mailed next week. Currently there are only 3 volunteers for 2010.
3. Fall Community BBQ – Scheduled for November 14th from 11-2. Charlotte has already submitted the application for the permit.
4. Fall yard sale - Scheduled for October 24th from 8-2. This will be added to the next newsletter.
5. Insurance Requirements – Peter will finish the yellow paint by next week.
6. Sign / common area repair – see Grounds report

NEW BUSINESS:

1. SCPM Website – moved to next month's agenda
2. Street repairs – See Grounds report
3. Adding Stop sign on Trent – No action by the City

ADJOURNMENT:

Peter motioned to adjourn, seconded by George. The meeting adjourned at 8:20 p.m.
The next meeting date will be October 13, 2009.
Annual meeting also on October 13, 2009.

Respectfully submitted,
Mark Jackson
SCPM